

FARMINGTON CITY
PLANNING COMMISSION MEETING
November 16, 2017

STUDY SESSION

***Present:** Chair Heather Barnum, Commissioners Roger Child, Connie Deianni, Bret Gallacher, Kent Hinckley, Alex Leeman, and Rebecca Wayment, Community Development Director David Petersen, Associate City Planner Eric Anderson, and Recording Secretary Lara Johnson.*

Item #3. Alan Cottle – Applicant is requesting schematic subdivision and preliminary PUD master plan approval of the Brownstone PUD Subdivision

Eric Anderson said this item came before the Commission during the last meeting. The public hearing was opened and closed, and then the item was tabled. The applicant, staff, and Commissioners **Connie Deianni, Kent Hinckley, and Rebecca Wayment** attended a field trip to the site of the proposed PUD subdivision. He asked the commissioners to report their thoughts from the field trip.

Connie Deianni said she was impressed with what the applicant presented. She said one thing she liked is that the applicant explained the retaining wall will not be a cement wall, but some kind of rock wall on the north and west side of the property. She felt like that was a nice consideration. **Alex Leeman** asked if boulders would be used for the wall. **Kent Hinckley** said the applicant called it a “rockery wall.” **Eric Anderson** clarified that it would most likely be a Concrete Masonry Unit (CMU) wall, which is like cinderblocks with rock facades.

Connie Deianni said the other thing she liked was that the applicant had talked with many neighbors, as well as invited them to the field trip. She said the site is very steep, but based on the applicant’s comments, he will be able to acceptably mitigate it. She said she also thought the drawings he provided were very nice, and she feels the project would be a nice addition to the neighborhood.

Kent Hinckley said he was surprised at how much rise there is on the property. He said he feels the elevations were deceptive in that the elevations do not make the property seem that steep. He feels the applicant will have a lot of work to do in moving around a lot of dirt to make the project happen. **Eric Anderson** added that the applicant will have to do the work to make it happen; otherwise, the only road into the project won’t work. **Kent Hinckley** added that he was pleased and satisfied with the applicant’s work so far, and feels what the neighbors and community will see that it will be a very nice project.

Rebecca Wayment said she felt it was nice to walk the site. She said she does not know how the project can happen with the grade of the property, but that the applicant was confident that it could happen. She liked the renderings the applicant provided and feels it will be a nice addition to the neighborhood. She said that she wished there was some way the project could remain open to expand to the surrounding properties, in the event the other properties ever go up for sale.

Rebecca Wayment also said she wished there was some way to obtain access to 185 E. (SR106) in lieu of a crash gate. **Alex Leeman** suggested that perhaps the applicant could look into having a right lane merge only onto SR106. **David Petersen** pointed out that UDOT is the one putting the stop to it, not the City. He said there is the potential that the Mayor or City Manager could meet with the region director of UDOT to see if there is any other options available. He suggested that the Planning Commission add that directive to staff to follow-up on. The commissioners discussed some of the other

areas on SR106 that allow for vehicles to turn both directions regardless of sight of distance, as well as if there is already a curb cut in the same location where the crash gate will be located for the proposed project. **Eric Anderson** said that it seems over the last few years, UDOT is becoming more fickle with roads connecting to its ROW. **Roger Child** agreed; he said it seems UDOT's automatic response to any request is always no, unless a case can be made for it.

David Petersen clarified that in the event the applicant develops other surrounding properties around this one, they would have to be developed separately as there is no way to get the road to other sites with the slope of the property.

Rebecca Wayment mentioned that the applicant proposed that the units be tiered with the slope of the hill. She said she liked this idea, and feels it would give the project more character. She asked how the Commission could encourage the applicant to make this happen or if it is something that would be worked out during the building permit process. **David Petersen** said it is more expensive to build like that; however, the applicant is willing to do it. **Eric Anderson** said since it is a PUD, that is something the Commission can add as a condition because the PUD allows for heightened design standards. **Heather Barnum** also asked for clarification on if the conversation between the City and UDOT should be a condition to the motion. After some discussion, it was determined it was better to be added as a directive to staff and not as a condition since it is not something the applicant can follow through on.

Item #4. Miscellaneous: a) Rock Mill Estates – “other means of access” ratification

David Petersen said that he talked with Barry Burton, and although no final decision has been made, Mr. Burton is almost certain that the decision the County Commission will make will be to not dedicate the ROW past the gate on 90 W. He said the applicant will have to have “other means of access” enacted to make the project possible. **Rebecca Wayment** asked if that means Lot 10 will have to have access from the flag lot stem because there is no other access for it. **David Petersen** said yes; staff also feels this should be approved because there is a public benefit since the stem will also act as access to the trail. **Heather Barnum** asked if the Commission is able to make a motion on this item tonight. **David Petersen** said yes, the item was noticed. **Eric Anderson** said, as per the Ordinance, the Planning Commission has to review and approve the item; if the Commission is comfortable, final approval can be deferred to staff.

REGULAR SESSION

Present: Chair *Heather Barnum*, Commissioners *Roger Child*, *Connie Deianni*, *Bret Gallacher*, *Kent Hinckley*, *Alex Leeman*, and *Rebecca Wayment*, Community Development Director *David Petersen*, Associate City Planner *Eric Anderson*, and Recording Secretary *Lara Johnson*.

Item #1. Minutes

Kent Hinckley made a motion to approve the Minutes from the November 2, 2017 Planning Commission meetings. **Bret Gallacher** seconded the motion, which was unanimously approved.

Item #2. City Council Report

David Petersen gave a report from the November 7, 2017 City Council meeting. He said staff was hoping to present the Farmington Rock discussion to the City Council, but the Work Session was

canceled. He said the discussion will be presented at the next meeting. He said the Mountain View PUD Subdivision was thoroughly discussed. He said there were many community members that lived more than a mile away that showed up for the public hearing. **David Petersen** said there were many positive and negative things that were said during the public hearing, and that those that lived in the near vicinity of the project had good comments that contributed to the discussion. He said prior to the City Council voting, the applicant Randy Rigby asked that the item be tabled to give him one more opportunity to meet and work with the neighborhood. He said the neighborhood meeting is scheduled for November 17, 2017 at 4 p.m. if anyone is interested in attending. **David Petersen** added that if the applicant makes significant changes to his proposal, it would return to the Planning Commission for review and another recommendation of approval or denial for the City Council. **David Petersen** also said that the West Davis Corridor Scenic By-way Designation Resolution of Support passed. He said the same process was followed when Legacy Parkway was approved. He said Kaysville, Layton, and Syracuse are also considering similar resolutions.

SUBDIVISION

Item #3. Alan Cottle – Applicant is requesting schematic subdivision and preliminary PUD master plan approval of the Brownstone PUD Subdivision consisting of 14 lots on .99 acres of property located at approximately SR106 and 200 East in a BR (Business Residential) zone. (S-15-17)

Eric Anderson said this item was discussed at the last Planning Commission meeting. The public hearing was opened and closed during that meeting, and that the item was tabled due to questions regarding the topography of the property, the road going through the center of the project, and elevations for the back and sides of the units. He said a field trip was scheduled, and held by the applicant since the last meeting. Three commissioners, as well as staff, were able to attend the field trip. He said during the field trip the applicant provided elevations of the side and rear of units, and showed how the topography of the property will work for the road. Staff's recommendation to approve the schematic plan and preliminary PUD master plan is the same, but is perhaps a little stronger after the field trip.

Alex Leeman said he thought a discussion about improving the road all the way to the corner of 200 E. took place during the last meeting. **David Petersen** said it is something that can be included in the motion. **Alex Leeman** said he would like the applicant to improve his side of 200 E. down to the house on the corner of State St. so there is not a gap in improvements on the west side of the road.

Alan Cottle, 801 N. 500 W. Ste. 103, Bountiful, with Cottle Homes, said he is available for questions, but did not have anything additional to add at this time.

Heather Barnum thanked the applicant for putting forth the extra effort to help the commissioners better understand this project.

Bret Gallacher told the applicant the crash gate was discussed in the Study Session, and that the commissioners wished it could be an additional access to the project. He said he understands that UDOT will not let it be an additional access. He asked **Alan Cottle** if he was comfortable if the City spearheaded further discussions with UDOT to see if that decision could be appealed. **Alan Cottle** said when he previously met with UDOT, they seemed adamant in their decision. UDOT felt that with two bends in the road, the sight distance is a problem. He said he is comfortable with the City meeting with UDOT, and that he would be happy to attend those meetings, but he is not sure much ground will be gained. He said he would like to set the crash gate back, and add landscaping around it to make it feel like a park entrance. **Rebecca Wayment** asked for more information about the location of where the crash gate will be placed as it looks as though there is already a curb cut in that spot. **Alan Cottle** said the curb cut width that is currently there is similar in size to something made for a driveway. There

would have to be a much more substantial curb cut made for a road, which UDOT does not want to happen. **Alan Cottle** said he is comfortable with the City moving forward on meeting with UDOT, but asked that it does not delay the approval process of the project. He said he has strict time constraints with the seller of the property.

Rebecca Wayment said that the applicant mentioned on the field trip that he would be willing to tier the units to match the topography of the property. She said she likes that idea, and asked that it be added as a condition to the motion since granting approval for a PUD allows the Commission to have some flexibility on wanted design standards. She feels the tiered look will add additional charm to the project, as well as allow the units and driveways to better fit with the property's topography. **Alan Cottle** said he is planning on the units being tiered, but clarified that since driveways are side by side, every two units will be stepped. **Alex Leeman** also reminded the Commission that he would like a condition added that curb, gutter, and sidewalk be required down to the corner lot on 200 E.

Motion Regarding Schematic Plan and Preliminary PUD Master Plan:

Kent Hinckley moved that the Planning Commission recommend that the City Council approve the schematic plan and preliminary PUD master plan for the Brownstone PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall enter into a development agreement memorializing the approved master plan prior to or concurrent with preliminary plat;
2. The applicant shall obtain approval from the Fire Marshall for the private road prior to submittal of preliminary plat;
3. All driveways must meet the 14% slope requirement as set forth in Section 11-32-060(A)(4), and compliance must be demonstrated for each driveway prior to or concurrent with preliminary plat consideration;
4. The applicant shall provide building footprints for each lot on the final PUD master plan, showing the location of the proposed home to the lot;
5. All outstanding DRC comments for schematic plan shall be addressed on preliminary plat;
6. The units will be stepped to fit the topography, as per the elevations submitted;
7. Curb, gutter, and sidewalk on the west side of 200 E. will be continuous down to State St.

Rebecca Wayment seconded the motion, which was unanimously* approved.

***Roger Child** recused himself from any discussion and abstained from the vote.

Findings for Approval:

1. The proposed plans meet the requirements of the subdivision and zoning ordinances of a BR (PUD) zone.
2. The proposed development is an in-fill project and allows the property owner the highest and best use of his property.
3. The applicant is not proposing a PUD because he desires increased density, rather, the PUD is so that he can deviate from the standards of the underlying zone, particularly as it relates to setbacks. Therefore, the applicant does not need to provide 20% open space. However, the applicant is providing 35% open space as common area.
4. The HOA is intended to maintain the common areas of the project.
5. The proposed plans are consistent with the General Plan.
6. The attached landscape plan is of a high design quality and meets the standards set forth in Section 11-27-070.

7. The attached elevations are of a high design quality and meet the standards set forth in Section 11-27-070.
8. The subject property is allowed density up to 15 units/acre by city ordinance, and the applicant could feasibly propose two apartment complexes (an 8-plex and a 7-plex). However, the applicant is proposing fourteen “for sale” townhomes, which is preferable.
9. The proposed project is removed from the road and set amidst high intensity uses such as the Monte Vista School, the Davis School District Administration Buildings, and commercial uses like the Chevron Gas Station, the Rock Hotel Dental Offices, etc.

Motion Regarding Staff Directive:

Kent Hinckley moved that the Planning Commission add a directive to staff to pursue a meeting with UDOT regarding the access to 185 E. (SR106). **Bret Gallacher** seconded the motion, which was unanimously* approved.

*Roger Child recused himself from any discussion and abstained from the vote.

OTHER

Item #4. Miscellaneous: a) Rock Mill Estates – “other means of access” ratification

David Petersen said based on Chapter 12-7-030 of the Zoning Ordinance, it states “other means of access” can be granted by the Planning Commission if the Commission finds that it is the most logical development of the land. He said that this has been done once or twice in the past, and feels it is also needed in this circumstance, as was discussed in the Study Session. He said the motion could state that the Commission grants Lot 10 to be allowed another way of access because it is providing a public need by serving as a trail connection. **Alex Leeman** said in the last meeting it was discussed that the Commission did not want to approve it until it is for sure needed. **David Petersen** said the approval for other means of access is for sure needed, as the County Commission is not going to approve a dedication of ROW past the gate.

Motion:

Rebecca Wayment made a motion that the Planning Commission approve the other means of access for Rock Mill Estates on Lot 10 because the stem also serves as trail access for the public. **Connie Deianni** seconded the motion, which was unanimously approved.

ADJOURNMENT

Motion:

At 7:36 p.m., **Heather Barnum** made a motion to adjourn the meeting, which was unanimously approved.



Heather Barnum
Chair, Farmington City Planning Commission